



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov

**Town of Berlin
Historic District Commission
March 1st, 2023– 5:30 PM
Berlin Town Hall – Council Chambers**

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: February 1st, 2023
4. Election of Chairman & Vice Chairman
5. 104 Pitts Street- Blacksmith requesting an addition and extension of the porch
6. The Berlin Horticultural Advisory Board – requesting window planters, benches, and Hanging planters placed around town.
7. Comments from the Public
8. Comments from the Staff
9. Comments from the Commissioners
10. Comments from the Chairman
11. Adjournment

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland

Town of Berlin
Historic District Commission
February 1, 2023

Chairman Norman Bunting called the February 1, 2023, meeting to order at 5:33PM. Members present were Norman Bunting, Carol Rose, Mary Moore, John Holloway, Laura Stearns, and Alternate Brian Robertson. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Norman Bunting called for a motion to approve the February 1st, 2023 agenda. Ms. Carol Rose made the motion to approve the February 1st, 2023 agenda. Chairman Bunting called for a motion to approve the December 7th, 2022, minutes. Mrs. Laura Stearns made the motion to approve the minutes for December 7th, 2022. Mrs. Mary Moore seconded the motion.

Chairman Bunting stated on the agenda for tonight he wanted to make one minor change. He stated for item #6 for Mr. Kirk Burbage he wanted to hear this one first for exterior color change. Mr. Kirk Burbage stated he wanted to redo 22 William Street due to the fact it had not been done since 1998. His interest is in changing the color of the building. He stated it has faded he was interested in a creamy color with a darker color for trim. Ms. Rose thought it would look nice with the building across the street painted almost the same color. Mr. Burbage stated he also wanted to take off the shutters. They are cracking and are not of that time period. Chairman Bunting asked him if he wanted the shutters to remain off. Mr. Burbage replied yes. Mrs. Laura Stearns asked what the brown color would be the trim around the windows. With no other questions Chairman Bunting called for approval. Ms. Carol Rose stated they approved the application for the color change at 22 William Street for Mr. Kirk Burbage and the colors that were selected. Mrs. Moore seconded the motion. Mrs. Moore stated she wanted to compliment Mr. Burbage as a business owner and the pride he takes in his property. The flowers that he plants coming into town are so attractive. Chairman Bunting asked him to trim the bushes back on Pitts Street. Mrs. Moore replied they just need to be sheared back away from the street.

Chairman Bunting called the next case # 2-1-23-01 for 12 Broad Street / Tiki Tim's requesting addition to bar area. Mr. Matthew Burrier stated he was representing the Globe and Burley Oak Enterprises. He apologized to the commission for not knowing he had to come before them for something you could not see from the street. He stated he took full responsibility for what had been done. It's a structure that has been placed used the same material for the building same material for the roof. He stated trying to keep it not so noticeable and also added a wall he said to keep down the noise. He stated the door that goes into the Globe didn't know how much sound travels through there. Pictures were being shown on the projector. Ms. Rose asked are you saying there is an entrance door going into the Globe. Mr. Burrier stated that was done in 2020. Ms. Rose stated that was not part of the application when you came for the bar. Mr. Burrier said he was not aware of that. Carol asked him why would you go through that old brick. She asked was there a door there. Mr. Burrier said there was a door concrete block in they took the concrete block down and that's where it went through. He stated so not removing the wall and that it's a lot of concrete block blocking where windows were or some other exit.

Chairman Bunting stated to Mr. Burrier that he was the representative for the owners and for this to be one of the oldest buildings in town this was deliberate. He stated he does not like what it looks like and the other members feel the same. He stated this could have been approved in a different way we're willing to work with you he stated. He told him that T1-11 and pvc pipe on the outside of the building does not belong in the historic district. Chairman stated they are here to protect the historic value of the historic district in the town of Berlin. Chairman stated this was a slap in the face in their eyes. Mrs. Mary Moore told him they take their positions very seriously. People that come here are shopping, buying walking our streets. She stated when you turn down that street the dumpsters and trash it looks like a trash receptacle. People tell her about the noise because she is on the commission.

Ms. Rose stated they had approved a fence to cover that area up and she told Matt she had emailed him and didn't get a response back. Ms. Rose stated her response was to the owners when you purchased a historic building it's a huge responsibility goes along with that. They worked with another employee and thought they would correct that. It's very disrespectful she said all the other businesses around there make an effort Pop's Kitchen and Jeff Auxer. She thought it was disgusting the kegs and cans. She stated and you certainly know you must get a building permit for building. The time has come the owner is not going to get what he wants. Mr. John Holloway felt the same way thought it looked horrible. Mrs. Laura Steans stated she didn't think it was attractive. She said people tell her it looks like Shanty Town. Ms.. Rose said it looks like a dump. Mr. Brian Robertson stated to Mr. Burrier when you attach something to a historic building the goal is to make it look like it has been there.

Chairman Bunting stated this is a popular bar and they want to see it successful, but he would never have allowed that pipe to come out of that wall. He said there has got to be something better than T1-11 to make it look like it belongs. He stated they know its growing but we have to save the historic district. Mrs. Moore stated they really care about Berlin. Chairman stated Bryan has more imagination in his head than this. Mrs. Moore said they had a lot of meetings over the Blacksmith she said it's the quality. Ms. Rose thought the best thing this owner could do is sell this. Chairman Bunting called for a motion.

Ms. Carol Rose made the motion that every item that had been erected and not had historic district approval or permitted be removed. The owner is to submit a new design to the board. The board will not consider the application for Tiki Tim's until the work of putting up fencing has been completed to hide the trash. If it has not been approved by historic district commission, it needs to be removed within the next 10 days and can resubmit new plan in 60 days. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission. Chairman Bunting stated when the walk-in cooler was put there it was contingent on a fence being put in.

Chairman Bunting called case # 2-1-23-02 for 19 Gay Street construction for a new -Mixed Use Building. Mr. Mark Cropper 6200 Coastal Highway, Ocean City Suite 200 representing Mr. Jonathan Selway. Mr. Cropper stated that Mr. Selway had received permission to demolish the building. Mr. Selway stated he was an architect and the developer of this and independently owned and wanted to build a new building on the lot. Mr. Selway stated he tried to bring in parts of Berlin by using brick. He did a tiered building and tried to tie it in with 15 Gay. He also

pushed the building to the property line. Mr. Cropper asked Mr. Selway if he thought this building would impair the neighborhood. Mr. Selway stated he had asked people in the neighborhood about his project what they thought of was the lighting. Mrs. Mary Moore asked whom he had spoken too. He replied he had spoken to Mr. Patrick Vorsteg. Planning Director Dave Engelhart read into the meeting some comments that had come in from people in the neighborhood, Megan & Brett Hines 21 Gay Street, Clara Zimmerman 13 Gay Street, Jeff Auxer 19 Gay Street and Pat Vorsteg in support of the project.

Mrs. Laura Stearns stated she was shocked when she opened the plans. The building does not fit. She thought it was extreme, wishes it has a more historic appearance it looked out of content with the neighborhood and larger than anything there. With the roof line and architectural detail, she thought it was contemporary it's the opposite of what's in Berlin. Mrs. Stearns read an article called a Sense of Place. She said she understood it was a back street and everything doesn't have to match. Mrs. Mary Moore agreed with her sentiments. Ms. Carol Rose thought it would look nice she said she loved it when she opened the plans. She thought the commission could work with Mr. Selway and that the town needed more office space and affordable housing. Mr. John Holloway stated he didn't think the building fit with town. He thought it was too contemporary. He thought it looked like a building you would see on a campus or a government building. Mrs. Moore said the scope and size had her concerned. Mr. Brian Robertson (Alternate) stated he liked the building agreed with Ms. Rose. He said rather have an authentic building thinks it would be a landmark and it's a different time.

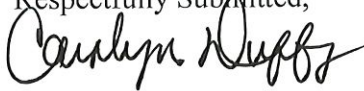
Mr. Cropper reminded the commission that the town code allows that they can build at a certain height because of the zoning. Mr. Selway stated the building is well below the height in which the zoning allowed. He told the commission there was a courtyard between the buildings. It sets up the back units. He also stated he limited the glass. Mrs. Moore asked about the clearance for cars and fire trucks. Mr. Selway stated he had spoken to the fire department about this. He stated he had pushed the driveway wider near the center so you can see cars. There are 12 parking spaces for residential and 5 for businesses. Mr. Selway stated he agreed in response with what Mrs. Stearns had read. He stated the buildings on Main Street are connected. This building has authentic brick, materials, and steel. He thought the building would have connectivity. At that point Planning Director Dave Engelhart stated he had seen a concept plan from Brett & Megan Hines that is similar to what Mr. Selway is proposing. They must go to Planning Commission, Board of Appeals for parking. He stated the one coming would complement Mr. Selway's building. Mrs. Stearns stated they are charged with the keeping of the Historic District.

Chairman Bunting called for comment from the public. Mr. Ron Cascio thought Mr. Selway had done a good job. He stated this is what this street needs don't compare this he said. He said when they invest money you will see more style. He told the commission he didn't think 410 Social fit the town, but they approved it. He stated they needed to open their minds because they need more of this use downtown. Mr. John Holloway stated he would like to see more features like Berlin. Mrs. Moore agreed. Chairman Bunting stated when he opened his packet, he questioned how it fit in. He stated he was on the fence about it. Mr. Cropper asked the chairman if he could consult with his client for a minute. Time was granted by Chairman Bunting. Mr. Cropper stated while appreciative of this they would need 30 days to attend to this. Mr. Holloway said it was too contemporary. Chairman Bunting called for a motion. Ms. Carol

Rose made the motion to table case # 02-1-23-02. Mrs. Laura Stearns seconded the motion. Mrs. Stearns commented that she didn't like the stairway and asked if they were going to plant trees like what was shown. Mr. Selway replied the trees are a part of the site design and they would be shade trees. Ms. Rose asked Mr. Engelhart about some properties in town and their progress. With no other comments from the public or staff, Chairman Bunting called for a motion to adjourn.

Mrs. Mary Moore made motion to adjourn. Ms. Carol Rose seconded the motion. Meeting adjourned at 7:49PM.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Carolyn Duffy".

Carolyn Duffy



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



HISTORIC DISTRICT COMMISSION APPLICATION

Date: 1/30/23 Subject Property Location: 104 Pitts Street Berlin Case #: 3-1-23-03

Property Owner: Sustine Zegna Owner Phone #: 410 973 2102

Owner Address: 104 Pitts St. Berlin MD Owner Email: _____

Agent/Contractor: Joseph Pino United Restoration Inc Agent Phone#: 410 726 4965

Work Involves: ☐ Alterations ☐ New Construction ☒ Addition ☐ Demolition ☐ Sign ☐ Other

DESCRIPTION OF WORK PROPOSED:

Add a handicap Bath & Women's Bath - Hall

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Planning Department prior to at least three (3) weeks prior to the next regularly scheduled hearing. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. The Berlin Historic District Commission Rules and Regulations are available for review in the Town of Berlin Planning Department.

The following items, if applicable, must be provided to Town Staff in order for the proposal to be considered:

1. Site plan.
2. Scaled drawings of plans and/or elevations of the proposal, or in the alternative, a scale model.
3. Color photographs of the existing structure, the area to be altered and close-ups of architectural details.
4. For a proposed new structure, photographs of the subject site and all buildings in the immediate vicinity.
5. All photographs shall be printed on 8½ x 11 paper or provided in digital format, and shall be labeled with a description of the contents of the photographs.
6. Samples of materials or copies of manufacturers product literature.

The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for March 1 2023 5:30pm (date).

Applicant Signature: [Signature] Date: 1/30/23

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



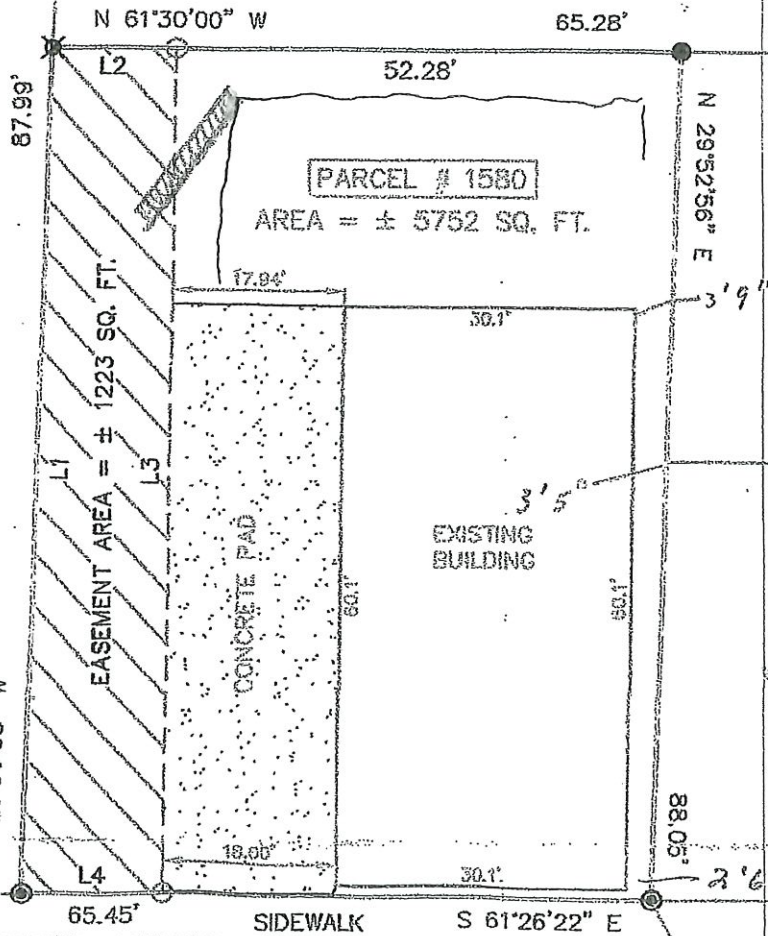
MAYOR & COUNCIL OF BERLIN
BB 21 / 118
PARCEL # 1584
TAX MAP # 300

MAYOR & COUNCIL OF BERLIN
FWH 201 / 663
PARCEL # 1579
TAX MAP # 300

N/F
JOHN RAKOWSKI
ALICE RAKOWSKI
SWH 5376 / 113
PARCEL # 1583
TAX MAP # 300

N/F
JOHN M. BURSAGE
ROSALIND A. BURSAGE
FWH 154 / 809
PARCEL # 1582
TAX MAP # 300

N/F
WILLIAM KIRK BURSAGE
RHO 1470 / 157
PARCEL # 1581
TAX MAP # 300

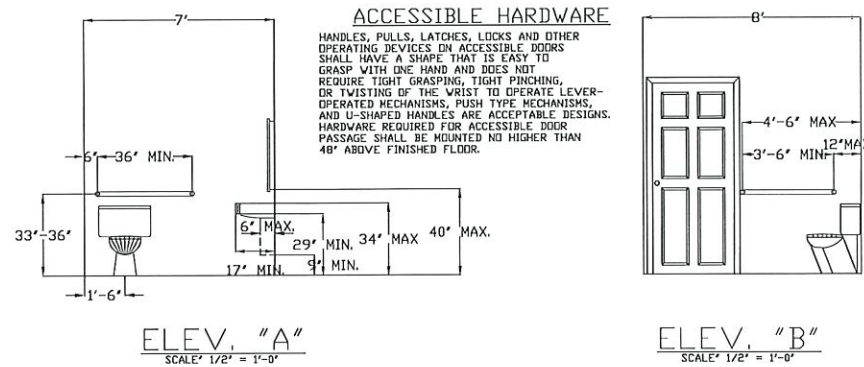


(PUBLIC PARKING AREA)

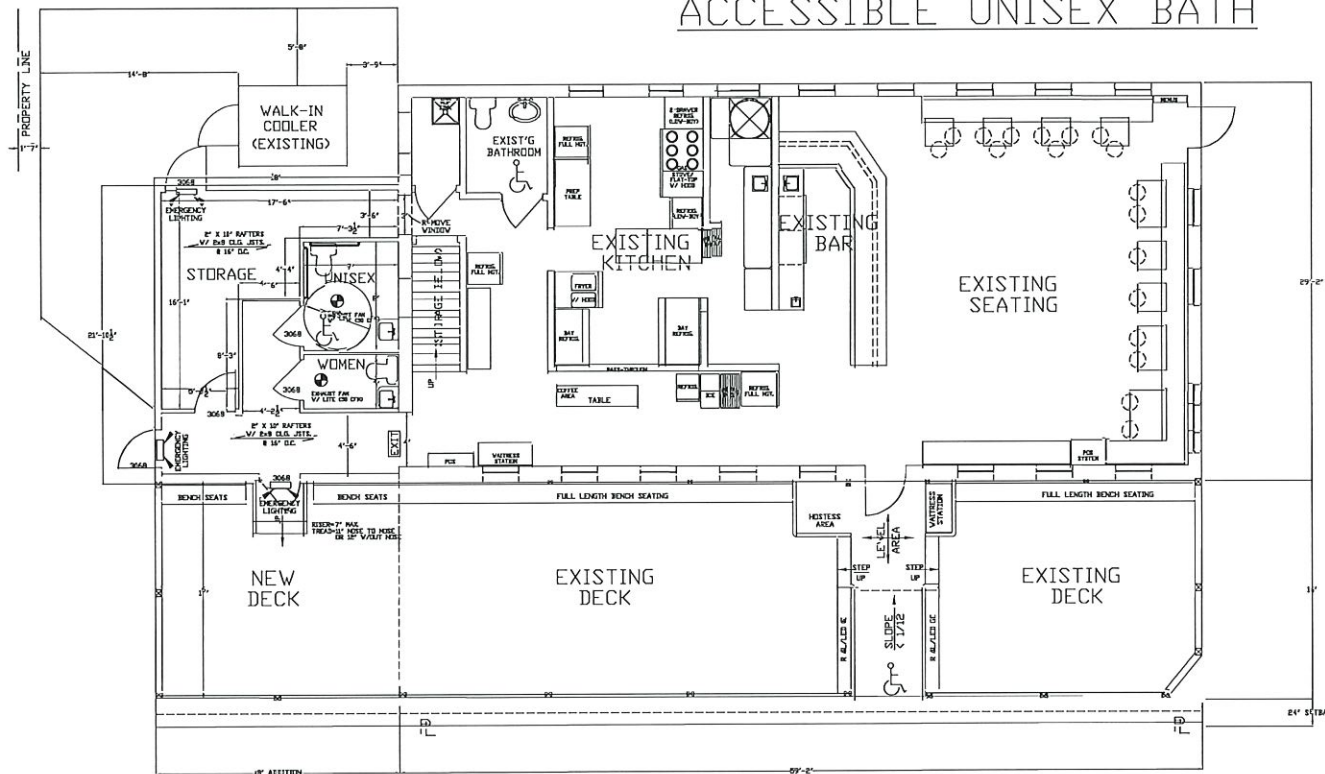
PITTS STREET
(25.5' FOC TO FOC)

± 60.6° TO WILLIAM STREET

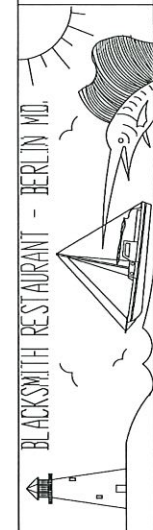
ALL WORK SHALL BE IN ACCORDANCE WITH
THE IBC 2018 CODE AND ANY STATE OR FEDERAL CODES



ACCESSIBLE UNISEX BATH



GEORGE F. VITAK JR., T/A
ATLANTIC ARCHITECTURAL
DESIGNING / DRAFTING / CONSTRUCTION
443-614-7826



DESIGNER: GEORGE VITAK
CAD: INDEX@BLACKSITH221
APPROVED:
PROJECT: BLACKSITH RESTAURANT
DATE: DEC. 5, 2022
REV. DEC. 6, 2022
REV. DEC. 7, 2022
REV. DEC. 8, 2022
REV. DEC. 9, 2022
REV. JAN. 15, 2023
REV. JAN. 16, 2023
REV. JAN. 17, 2023
REV. JAN. 25, 2023
REV. JAN. 27, 2023

SCALE: AS NOTED
FLOOR PLANS/DETAILS

A-1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS ARE PREPARED OR REVIEWED BY ME, AND I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE.

LICENSING NO. 00000
EXPIRATION DATE: 01/01/2018



BLACKSMITH RESTAURANT - BERLIN MD.

A	2
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2x4'S @ 24" O.C.

2x10 PERGO "RAFTERS" @ 16" O.C.
W/ H2.5'S ON OUTSIDE BEAM

2x12'S @ EACH SIDE OF NOTCHED 6x6 POSTS
SECURED WITH 3/8" GALV. THRU BOLTS

6x6 CROSS BRACE SECURED TO POST
W/ 3/8" GALV. THRU BOLTS COUNTERSUNK
INTO 6x6 POST AND SECURED TO PERGOLA
"RAFTERS" W/ GALV. LAGS

6x6 POST

6x6 INTERMITTENT POSTS

5/4" COMPOSITE DECKING BOARDS

2x10 PT. FLOOR JOISTS @ 12" O.C.
W/ JOIST HANGERS EACH END

DOUBLE 2x10 PT. BOARD THRU
BOLTED TO NOTCHED 6x6 POST
W/ 2 - 3/8" GALV. THRU BOLTS

9' +/- TOP OF DECK TO PERGOLA
(MATCH EXISTING PERGOLA DIMENSIONS)

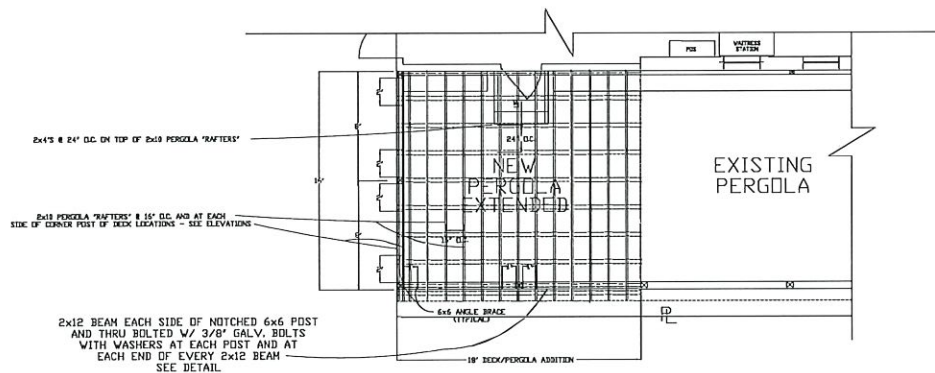
EXISTING GRADE

18" XOK

SIMPSON ABE66Z SECURED W/
3/4" MIN. "J" BOLT OR "THUNDERSTUD"

24"x24"x12" THICK 2500PSI CONCRETE
FOOTING SET MIN. 18" BELOW GRADE

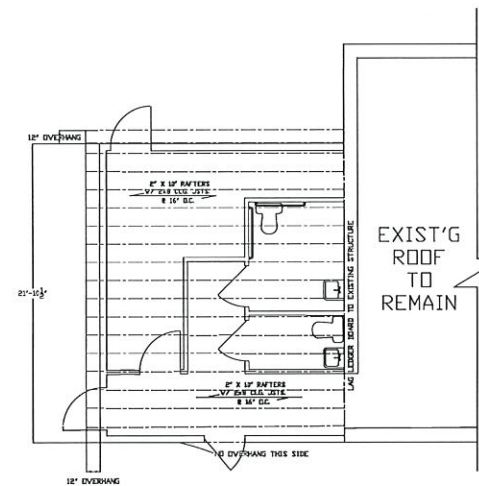
SCALE: 3/4"=1'-0"
(DESIGNED FOR 128 MPH WIND LOAD)



SCALE: 1/4" = 1'-0"



SCALE: 3/4"=1'-0"



SCALE: 1/4" = 1'-0"

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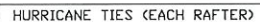
1. PRESUMPTIVE BEARING CAPACITY, 2000 PSI.

2. ALL ORGANIC MATERIALS EXCESSIVELY SOFT OR LOOSE SOILS, TREES, ASPHALT, CONCRETE DEBRIS AND OTHER DELETERIOUS MATERIALS SHOULD BE REMOVED. UNSUITABLE AREAS SHALL BE REMOVED AND REPLACED.

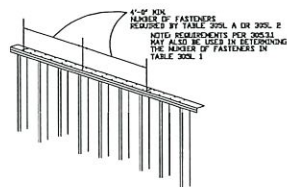
3. AREAS REQUIRING UNDERCUT AND FILL MATERIAL DUE TO THE PRESENCE OF UNSUITABLE MATERIAL SHALL BE BACKFILLED TO THE DESIGN FOOTING SUBGRADE WITH NEW COMPACTED STRUCTURAL FILL.

4. COMPACTED STRUCTURAL FILL FOR BUILDING SUPPORT UTILIZING MATERIAL APPROVED FOR USE INCLUDE:
ON SITE GRANULAR SOILS INCLUDING GW, GP, GM, SV, SP, ND, SM, CLASSIFIED IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS) FURTHERMORE, THE MATERIAL TO BE UTILIZED AS STRUCTURAL FILL SHOULD HAVE A PLASTICITY INDEX (PI) LESS THAN 20.

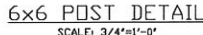
5. COMPACTED STRUCTURAL FILL BENEATH ALL FOUNDATION, SLABS, ON GRADE AND ADJACENT TO FOUNDATION WALLS SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR TEST.



NO SCALE



30 YEAR FIBERGLASS
ARCHITECTURAL SHINGLES
2 LAYERS #15 FELT
7/16" O.S.B. ROOF SHEATHING
WITH CLIPS



USE 6 FASTENERS PER STRIP
SHINGLE.(CONFORM TO ASTM D225)

LUMBER:
ALL LUMBER SHALL BE #2
SPF UNLESS OTHERWISE
NOTED.



FOUNDATION NOTES

DECK FOOTINGS: 24" X 24" 2500 PSI

TERMITE PROTECTION by CHEMICAL SOIL TREATMENT,
PRESSURE TREATED WOOD, NATURALLY TERMITE RESISTANT
WOOD, AND PHYSICAL BARRIERS AS PER CODE.

NOTE: IF IN FLOOD ZONES A OR D,
MAXIMUM DISTANCE FROM FINISH GRADE TO BOTTOM OF
FOUNDATION VENTS TO BE 12' MAX. AS PER FEMA CODE.

GRADE: FINISH GRADE TO BE 1: 20 SLOPE
(6' TO 20' AWAY FROM FOUNDATION).



SCALE: 1/4" = 1'-0"

BLACKSMITH RESTAURANT - BERLIN MD.



DESIGNER:
GEORGE VITAK
CAD INDEX@BLACKSMITHZZA

APPROVED:

PROJECT:
BLACKSMITH RESTAURANT

DATE: DEC. 5, 2022
BY: DEC. 6, 2022

REV. DEC. 6, 2022
REV. DEC. 7, 2022
REV. DEC. 8, 2022REV. DEC. 8, 2022
REV. DEC. 9, 2022
REV. JAN. 15, 2023REV. JAN. 15, 2023
REV. JAN. 16, 2023
REV. JAN. 17, 2023

REV. JAN. 25, 2023
REV. JAN. 27, 2023

SCALE: AS NOTED

FOUNDATION/DETAILS

	1
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Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov



HISTORIC DISTRICT COMMISSION APPLICATION

Date: 02/07/23 Subject Property Location: William St. Case #: 3-1-23-04

Property Owner: Town of Berlin Owner Phone #: _____

Owner Address: _____ Owner Email: _____

Agent/Contractor: _____ Agent Phone#: _____

Work Involves: ☐ Alterations ☐ New Construction ☐ Addition ☐ Demolition ☐ Sign ☒ Other

DESCRIPTION OF WORK PROPOSED:

As part of a grant to beautify Main St we are adding benches, hayrack window planters and large planters to the William St area and to town hall.

DOCUMENTS REQUIRED TO BE FILED WITH APPLICATION

All required documents must be submitted to the Planning Department prior to at least three (3) weeks prior to the next regularly scheduled hearing. Failure to include all the required attachments and/or failure of the applicant or his/her authorized representative to appear at the scheduled meeting may result in postponement of the application until the next regular scheduled meeting. If an application is denied, the same application cannot be resubmitted for one year from date of such action. The Berlin Historic District Commission Rules and Regulations are available for review in the Town of Berlin Planning Department.

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5. All photographs shall be printed on 8½ x 11 paper or provided in digital format, and shall be labeled with a description of the contents of the photographs.
6. Samples of materials or copies of manufacturers product literature.

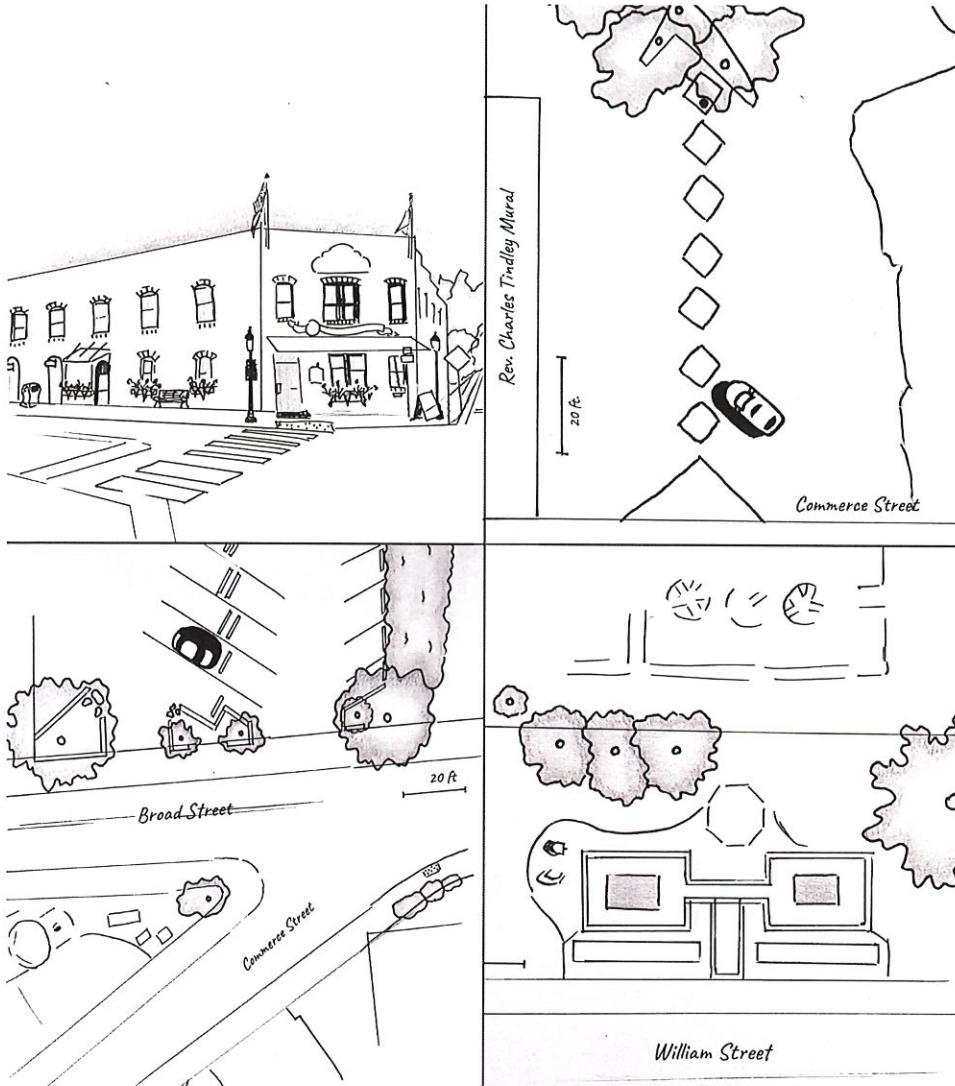
The applicant, or an authorized representative, has been advised to appear at the meeting of the Berlin Historic District Commission scheduled for March 1st 5:30 pm (date).

Applicant Signature: Anita Weef Date: 02/07/23

APPROVED:

Historic District Commission Chair (Date)

Planning Director (Date)



BERLIN GARDEN BUDGET

2023-2024

- Berlin Horticultural Advisory Board
- Proposal for town-owned green spaces, sidewalk planters, parks, etc.

William Street - Town Hall
1/6/23

WILLIAM STREET BENCHES & PLANTING



TOWN OF BERLIN, MD. LANDSCAPING BUDGET 2023/24

Description	Total	
Memorial Garden updates	\$4,169.73	funded by main st beautification grant
Main Street Strip	\$2,986.18	funded by main st beautification grant
Post Office	\$886.50	funded by main st beautification grant
Library Pollinator Garden	\$407.68	
Town Hall	\$454.35	funded by main st beautification grant
Table Tennis	\$2,376.19	We Heart Berlin will fund Table Tennis Park planting
Table Tennis part2	\$504.00	We Heart Berlin will fund Table Tennis Park planting
Stephen Decatur Park	\$4,762.39	
Tindley Pocket Garden	\$2,440.00	Fully funded by arts grant
William St Benches & Containers	\$12,136.76	funded by main st beautification grant
Bridletown sign area	\$2,000.00	
Henry Park	\$2,500.00	
Main Street Lamppost Containers	\$3,133.00	funded by 2022 grant
pollinator hotels	\$432.00	funded by main st beautification grant
bird houses	\$231.96	funded by main st beautification grant
Total Funded by we heart berlin	\$2,880.19	
Total funded by 2023 grant	\$23,737.48	
Total funded by 2022 grant	\$3,133.00	
Total not funded	\$9,670.06	